

Appleton Public Library

council meeting

05.26.2021

MSRDesign

existing conditions | Appleton Public Library

Space constraints

- Aisles too narrow to comply with ADA requirements
- No meeting room
- Many items stored too high to be reachable by patrons
- No space for increased collection



View of seating and adult collection

existing conditions | Appleton Public Library

Space constraints

- Not enough space for kids and caregivers
- No room for increased children's collection
- No dedicated space for teens



View of children's area

Water service and plumbing

- The existing 3 inch domestic water service serves the entire facility.
- The meter and valve assembly serving the building appear to be corroded and in need of replacement.
- Recommendation
 - Remove and replace existing meter set, reconnect to the existing building water line, and provide a new dedicated domestic water line to serve the proposed library plumbing fixtures.
 - Provide new electric hot water heater to serve library sinks.
 - Extend natural gas piping to new HVAC units.



Existing water service in the basement

Electrical Service

- The primary electrical service for the building was installed in 1952 and is beyond its useful life. It is not recommended for reuse.
- The existing switchgear and fused subpanels do not meet current electrical codes and should be replaced.
- The equipment is most likely not an immediate fire hazard however The Building Owner's and Managers Associated Preventative Maintenance Guidebook recommends that this type of equipment be replaced after 40 years, when kept in a dry and non-corrosive environment.
- Given the age of the equipment, a building inspector could require that the service be replaced before signing off on the electrical inspection.



Existing electrical panel in the basement

Electrical Service

- The existing HVAC electrical panel could likely be used for library power after removal of the existing cabinet unit heaters. However, this service is off-peak service only. To be used for the library this would need to be switched to standard service, not off-peak.
- Recommendation
 - Install new electrical service, switchgear, and subpanels for library.
 - Replace all existing lighting to LED.
 - Update receptacles for power and data.
 - If new service is not added as part of this project, the building inspector should be consulted beforehand to ensure that replacement will not be required.



Existing HVAC electrical panel in the basement

existing conditions | 52 Wing

HVAC system

- It is not clear that there is an active ventilation system in the building. This system is required by code and will need to be added.
- Existing cabinet unit heaters provide heating, but not cooling.
- The only air conditioning in the building is within the daycare space.
- The controls system is outdated, the manufacturer is no longer in business to provide service or replacement parts.
- Units take up significant amount of floor space and will affect furniture and shelving layouts.
- Recommendation
 - Install a new packaged HVAC unit on the roof that will provide heating, cooling, and ventilation for the library space. (15 – 17.5 ton unit is anticipated.)



Existing cabinet unit heater in classroom

existing conditions | 52 Wing

Hazardous materials

- There are a handful of building materials that may contain asbestos
 - Floor tiles
 - Pipe insulation
 - Ceiling adhesive
- A hazardous materials survey should be completed to understand the scope of the abatement for the project.



Potential asbestos floor tile



Potential asbestos pipe insulation and lead paint

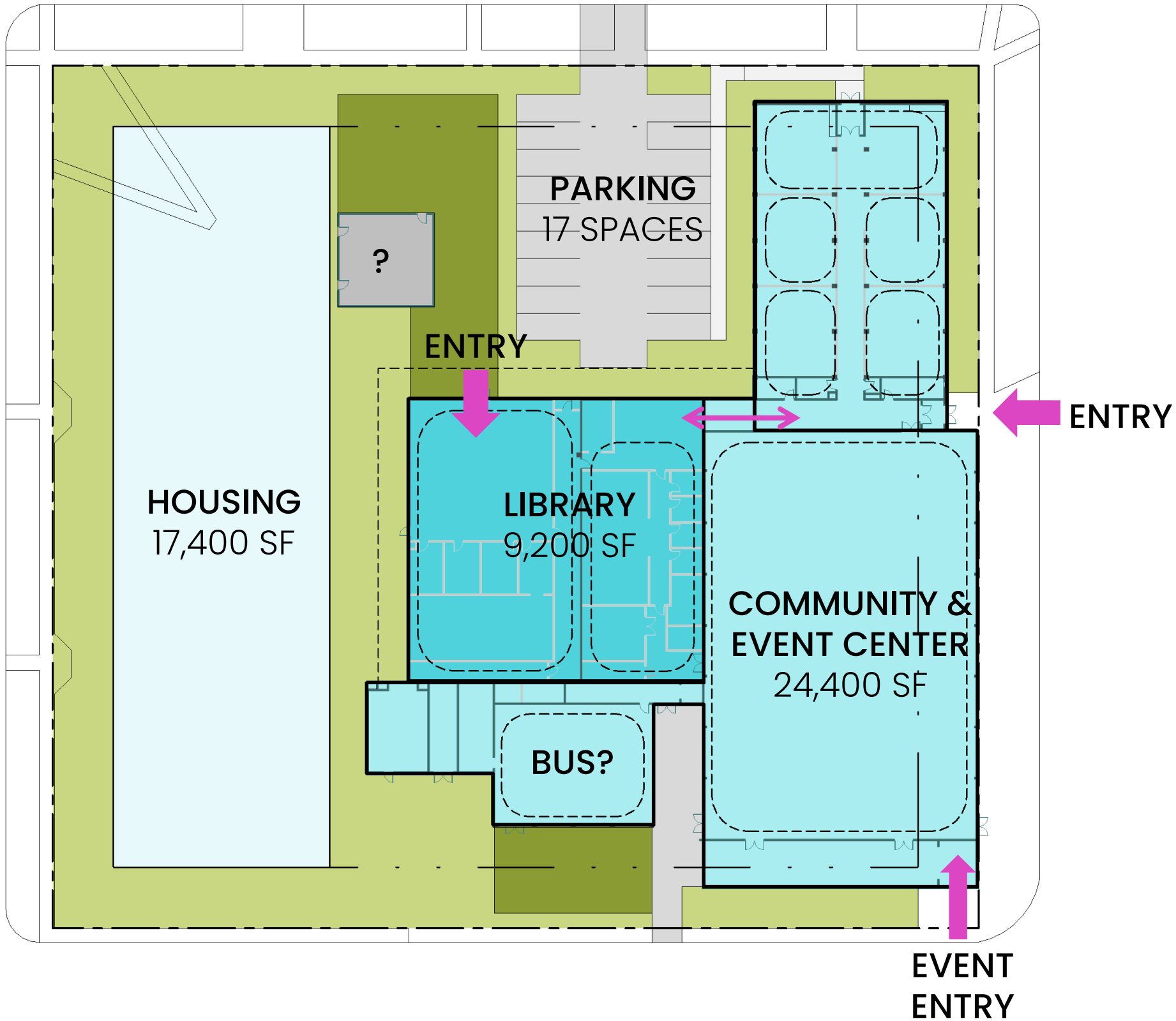
existing conditions | zoning

- Traditional Residential Zoning (R2)
- Library is not a permitted use, the site will need to be rezoned to allow this use.
- Multi-family housing is allowed.
- Setback Requirements:
 - Front Yard = 20' min.
 - Double Frontage Lot = 30' min. from each street
 - Side Yard = 11' min.
 - Rear Yard = 25' min.
- Height Requirements: 40' max.
- Parking:
 - 1 space per residential unit
 - No parking required for library
- Min. open space = 20% of lot area



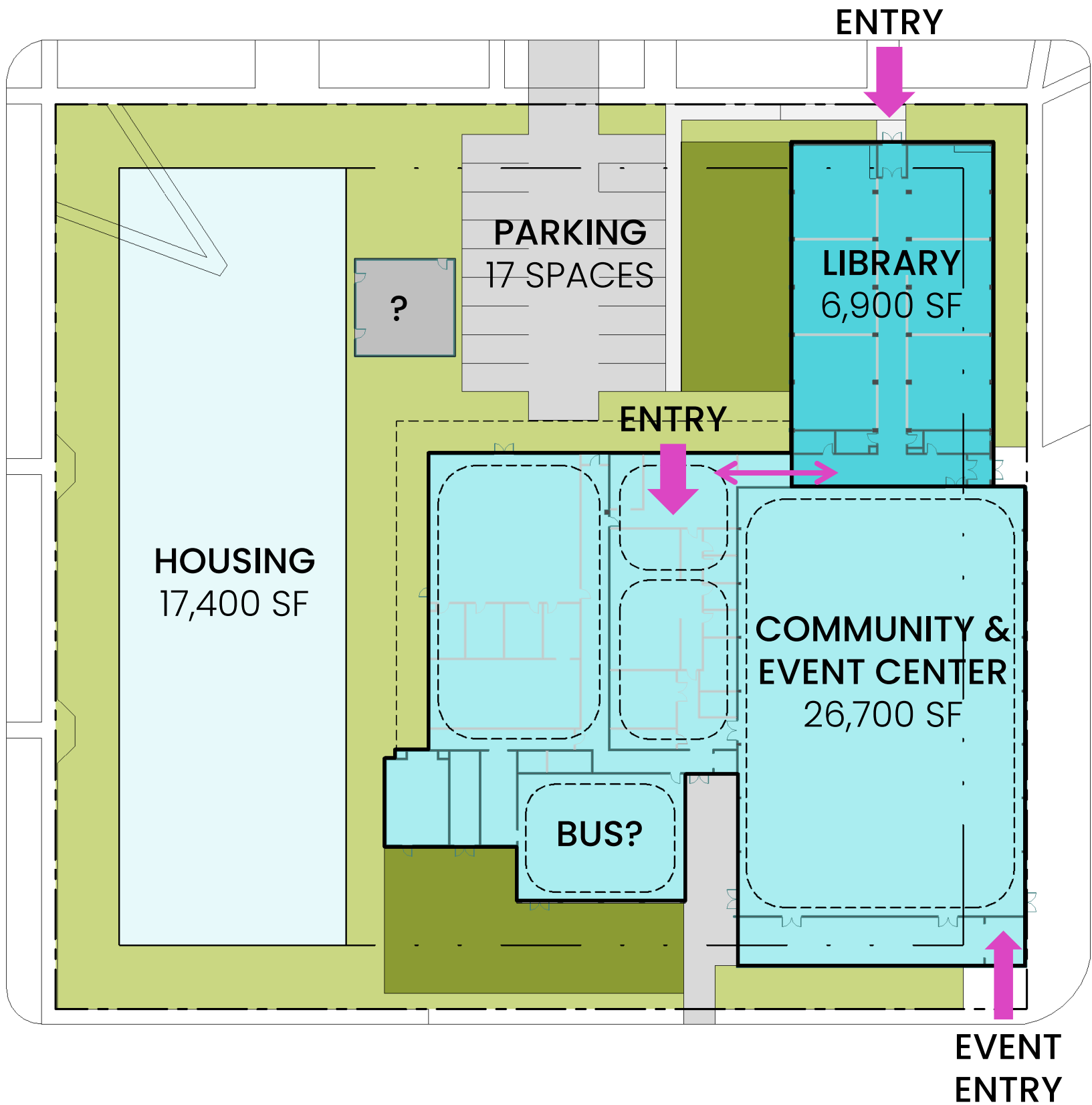
site master plan | option 1

- Library
- Community & Event Center
- Housing
- Garden & Patio



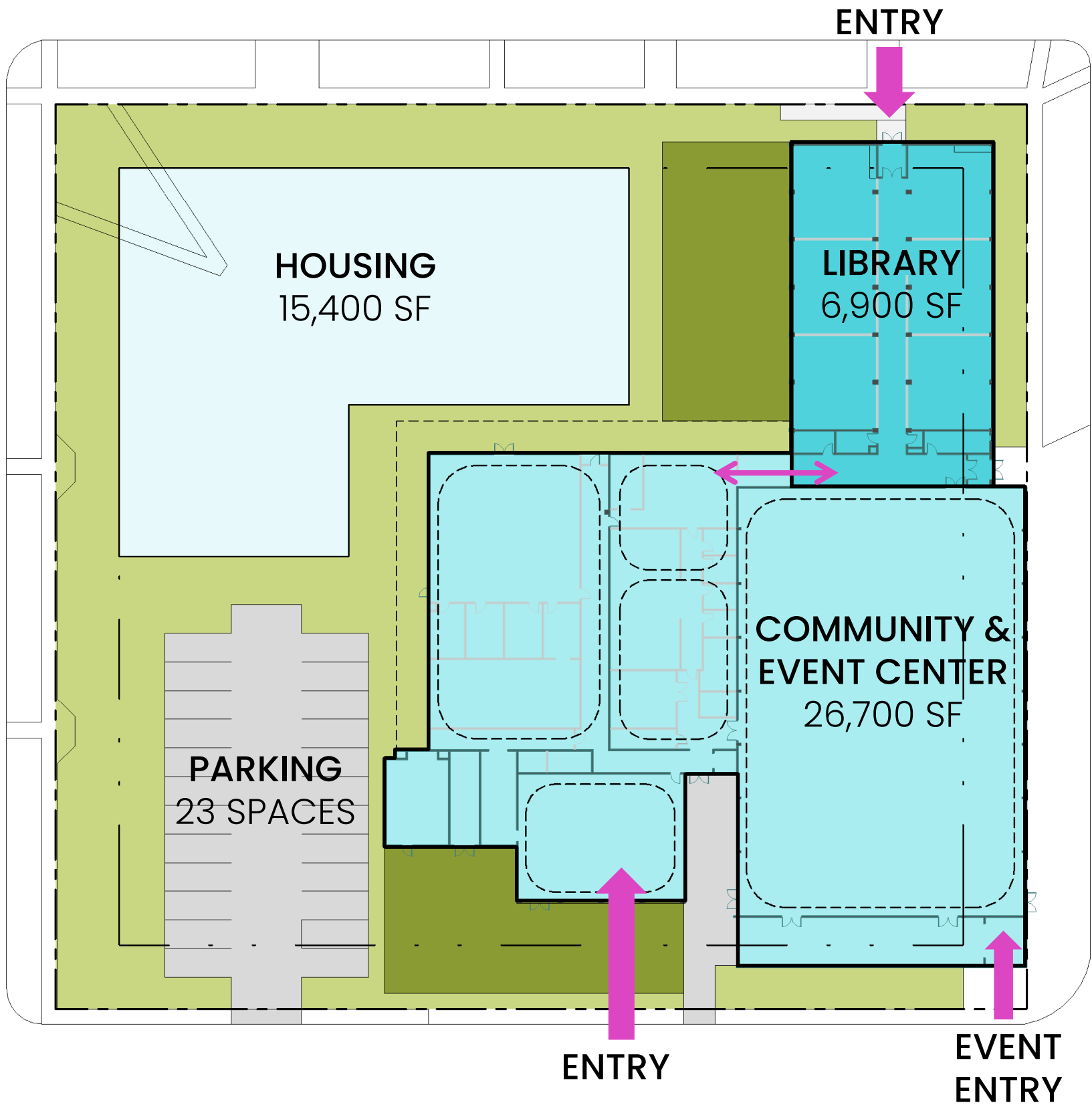
site master plan | option 2

- Library
- Community & Event Center
- Housing
- Garden & Patio



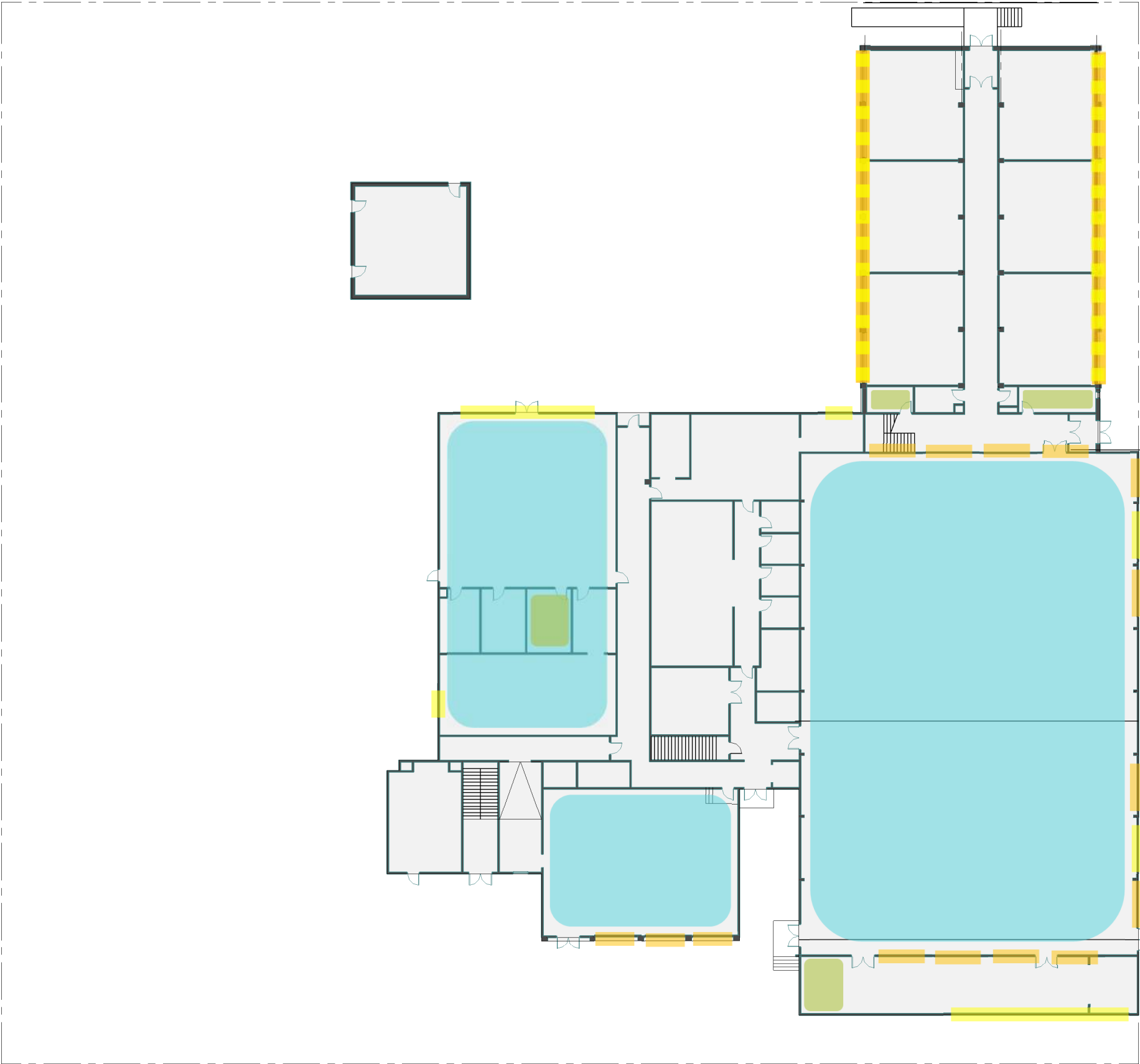
site master plan | option 3

- Library
- Community & Event Center
- Housing
- Garden & Patio



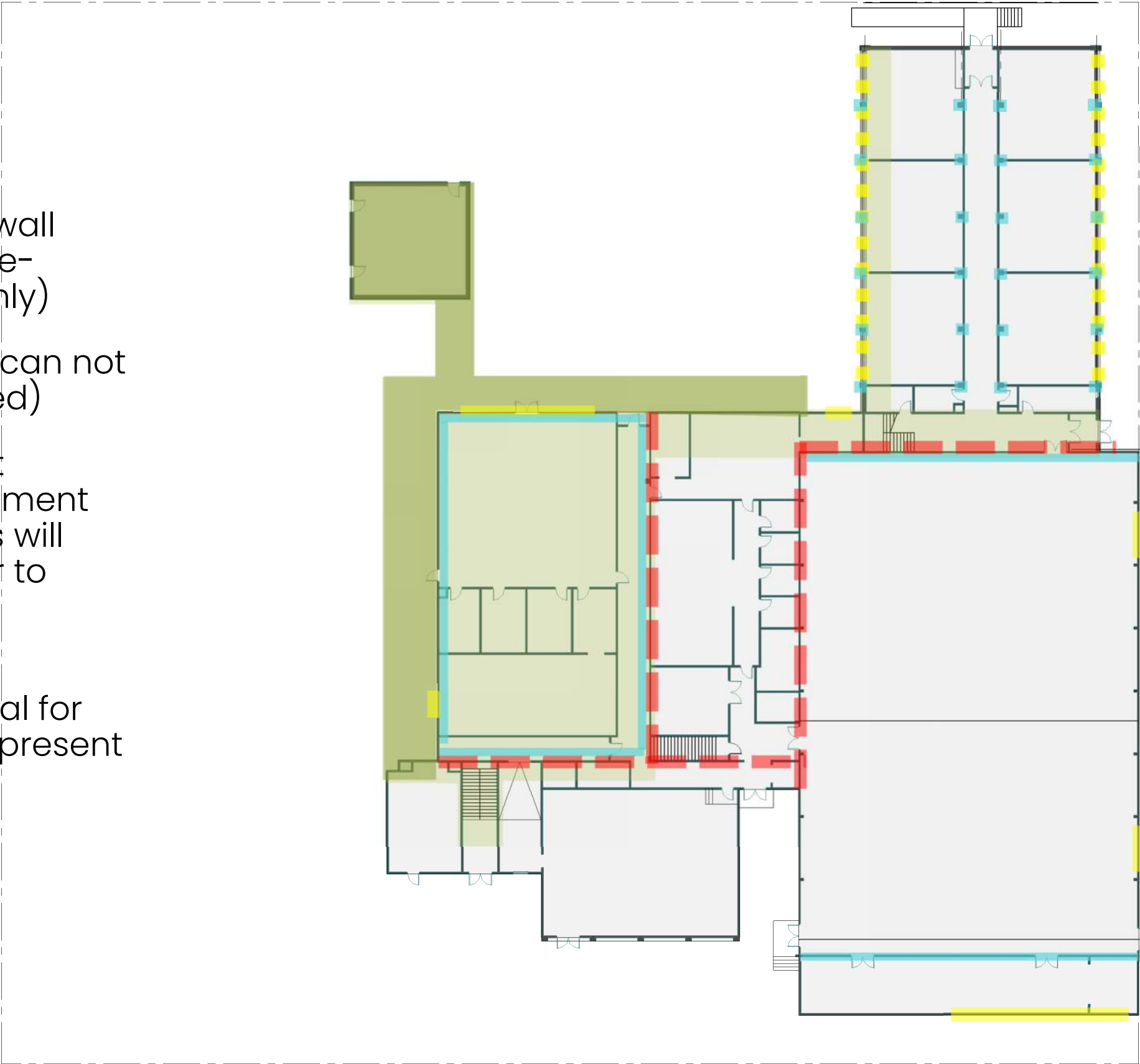
existing conditions | assets

- Windows
- Openings that have been infilled and can be reglazed
- Spaces with tall ceilings and few interior columns (ideal for rooms > 50 people)
- Existing bathrooms

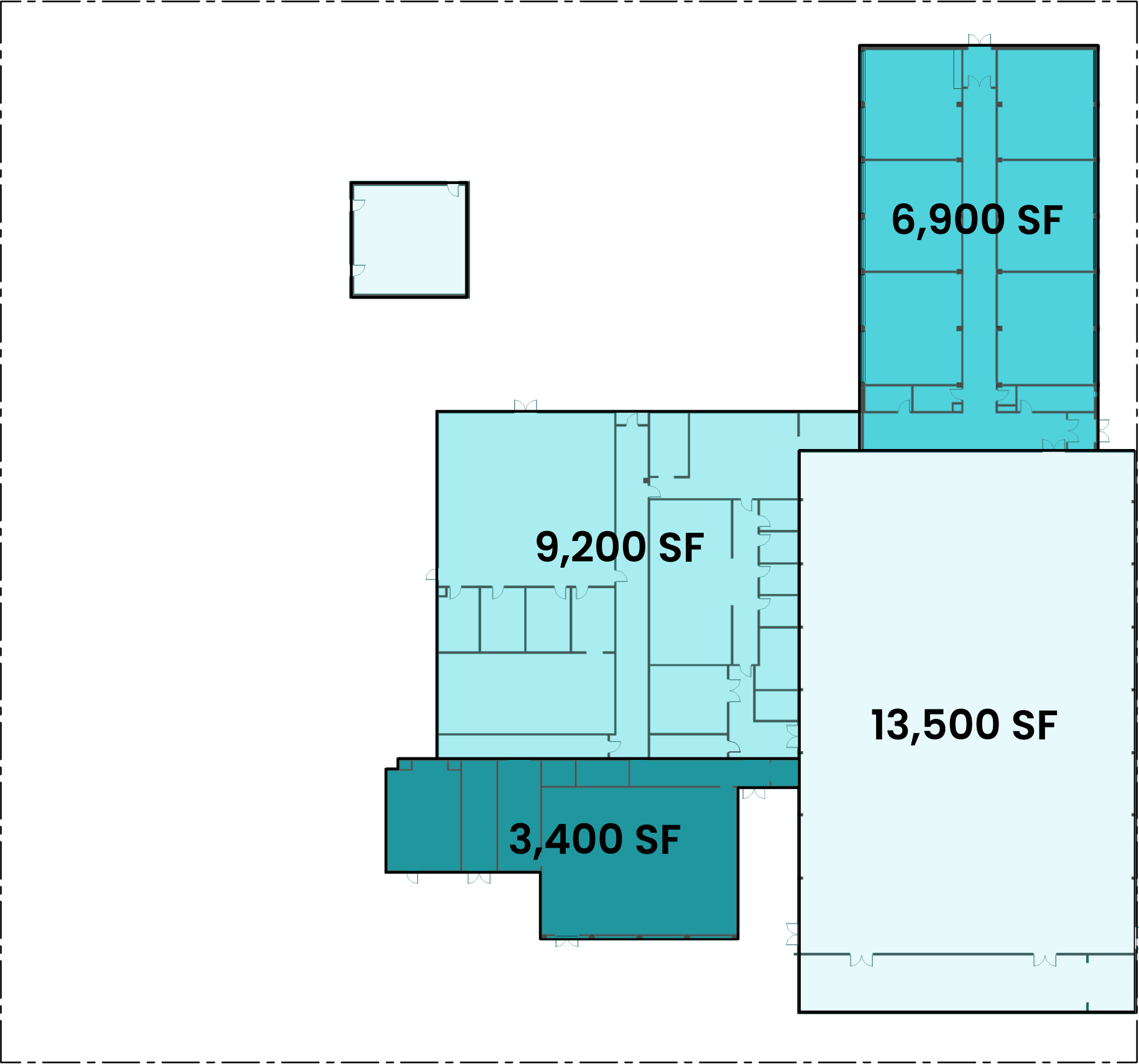


existing conditions | challenges

- Windows
- Fire Separation Walls (any wall openings must be rated, fire-resistance-rated glazing only)
- Structural Walls (walls that can not be easily removed or altered)
- Areas above the basement (Hazardous material abatement and water infiltration issues will need to be addressed prior to installing new work)
- Basement area with water infiltration and high potential for hazardous materials to be present



existing conditions | budget



existing conditions | budget

A Building Construction Costs		
1	Renovation Costs	0 Including GC, permitting, OH, code testing
2	Site Development	0 Parking, landscaping, utilities
3	Owner's construction contingency (5%)	0
4	Concept design contingency (10%)	0
5	Subtotal	0
6	Escalation to mid-point of const. (10%)	0 Assumes 5% per year
7	Total Construction Cost	\$0
B Furnishings, Fixtures and Equipment (FF&E) Costs		
1	Furnishings	0 \$30.00 per GSF for shelving and furniture
2	A/V Equipment	0 Display monitors, speakers, etc.
3	Phones & Networking Equipment	0 Phone system, servers, etc.
4	Signage	0 Code, wayfinding, and library collection signs
5	Building security systems	0 Security cameras, etc.
6	Art	0 Interior or exterior public art
7	Book security systems	0 Book security gates, etc.
8	New library materials	0
9	Total FF&E Cost	0
10	Escalation for FF&E (May 2023 -10%)	0 10% of line B5
11	Total FFE Cost	\$0
C Soft Costs		
1	Professional Services Fee	
A	Basic Services	0 SD-CA - all consultants
B	FFE Services	0
C	Signage Design	0
2	Reimbursable Expenses	0 Allowance. Invoiced at cost
3	Permit Fees	0 Verify if permit fees apply for city project
4	Hazardous Materials abatement	0 Hazardous materials survey complete?
5	MEP Commissioning	0
6	Geotechnical Report	0
7	Code Testing Allowance	0 Included in construction costs
8	Topographical Survey Allowance	0 Allowance. To be confirmed
9	Moving Costs	0 Not included in project budget
10	Temporary Location	0 Not included in project budget
11	Total Soft Cost	\$0
D Baseline Project Cost Summary		
1	Total Building Construction Cost	0
2	Total FF&E Cost	0
3	Total Soft Cost	0
4	Sub-Total	0
5	Project Contingency (5%)	0
6	Total Probable Project Cost	\$0



Building Construction Costs for smaller projects are typically 65% of the overall project budget

\$1,300,000 Project Budget

\$845,000 Construction Costs

\$85,000 for site work
\$760,000 for building

existing conditions | budget

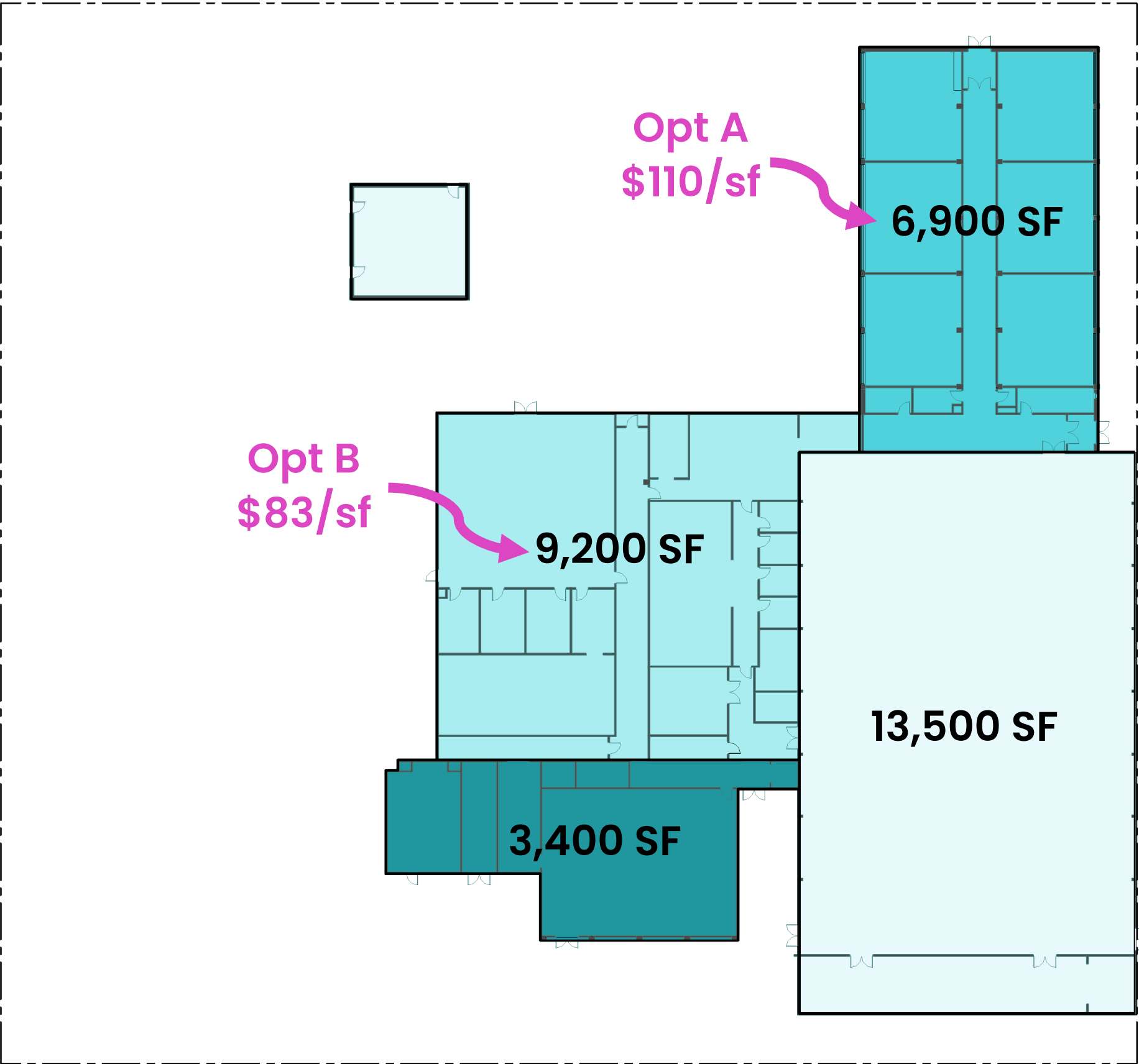
Building Construction Costs for smaller projects are typically 65% of the overall project budget

\$1,300,000 Project Budget

\$845,000 Construction Costs

\$85,000 for site work
\$760,000 for building

$\$760,000 / 6,900 \text{ SF} = \$110/\text{SF}$
 $\$760,000 / 9,200 \text{ SF} = \$83/\text{SF}$



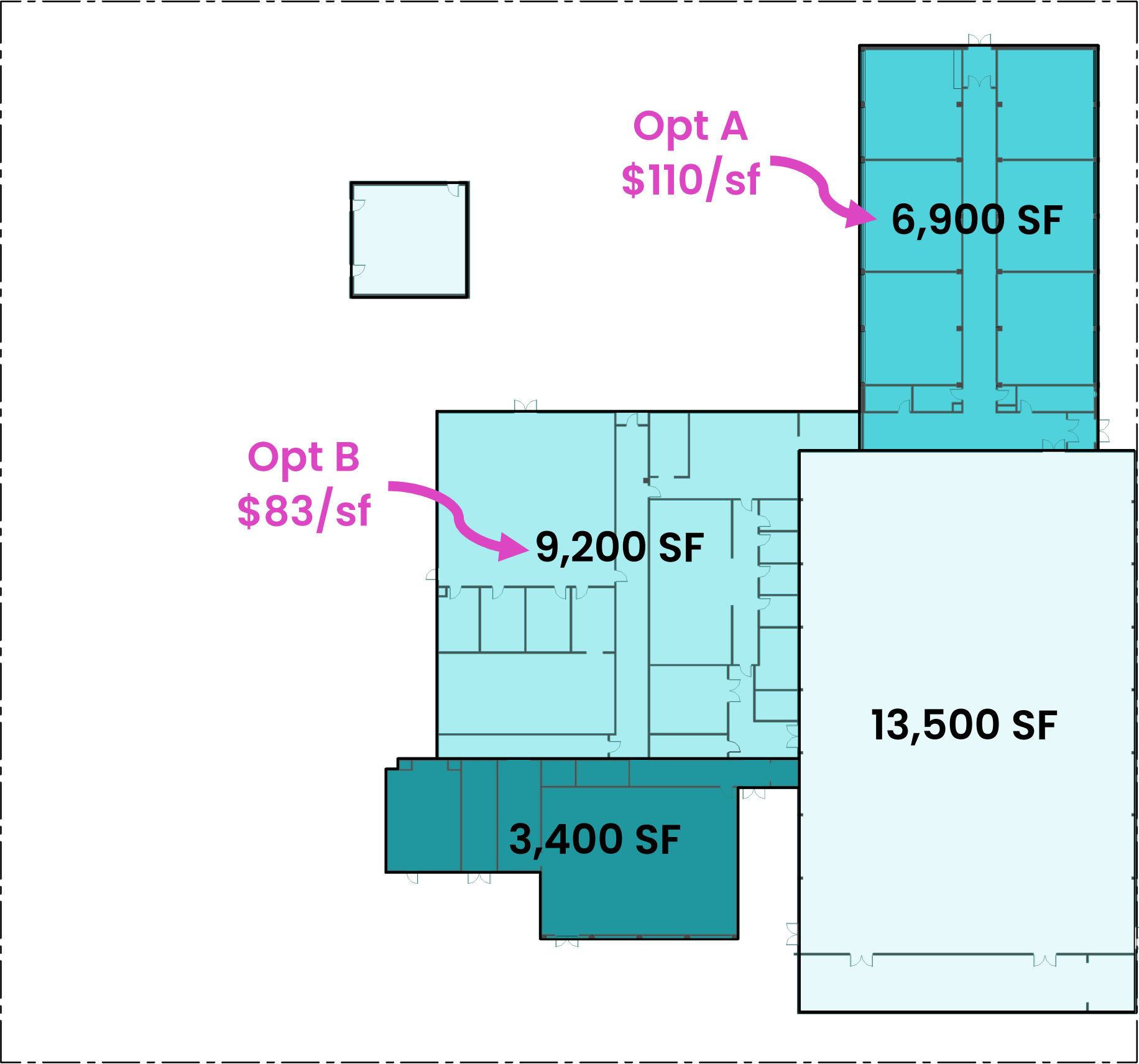
existing conditions | budget

Option A \$110/SF

- \$7 Demolition
- \$20 HVAC system
- \$5 Plumbing
- \$23 Electrical + Data
- \$8 Light Fixtures
- \$18 Finishes (flooring, ceiling, paint)
- \$29 Remaining for walls, doors, replacement windows, millwork, etc.

Option B \$83/SF

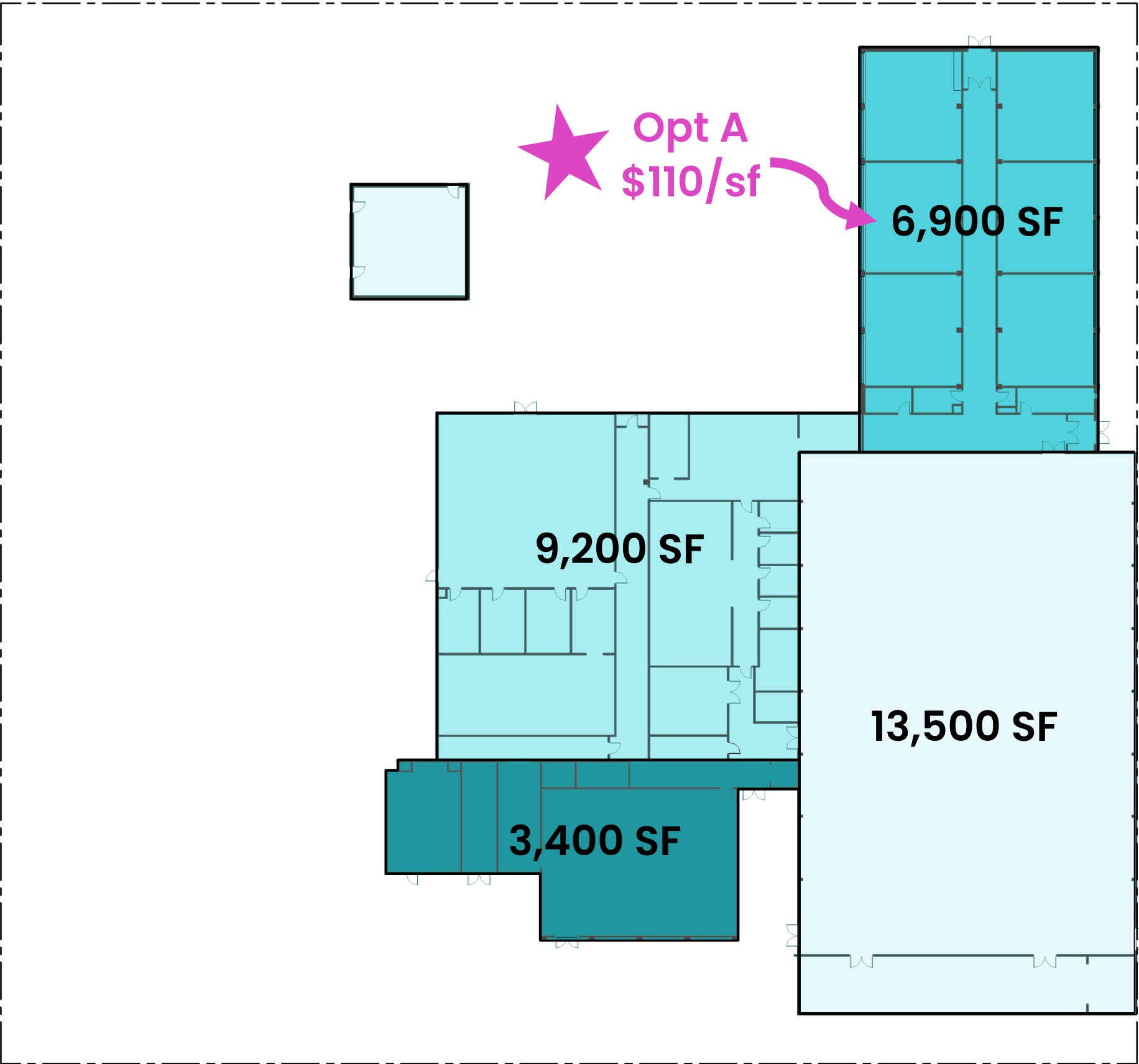
- \$7 Demolition
- \$20 HVAC system
- \$5 Plumbing
- \$23 Electrical + Data
- \$8 Light Fixtures
- \$18 Finishes (flooring, ceiling, paint)
- \$2 Remaining for electrical, plumbing, new windows, millwork, **basement work**, etc.



existing conditions | budget

MSR recommends placing the library in the 6,900 SF portion of the building.

- Good natural light with some window replacement.
- High street presence and visibility.
- Flexible structure and no fire walls.
- Easier to separate mechanically and electrically.
- Well-located existing plumbing.
- Avoids unknowns with the basement level.
- Budget is tight, yet feasible.



proposed improvements | exterior



Replace small windows and infill panels with glazing at each bay.
Investigate uncovering glass block on the interior.

proposed improvements | entrance



Remove existing stair and canopy.
Rebuild new stairs and ramp at entrance.



Emergency exit only, door can remain as-is.

proposed improvements | interior

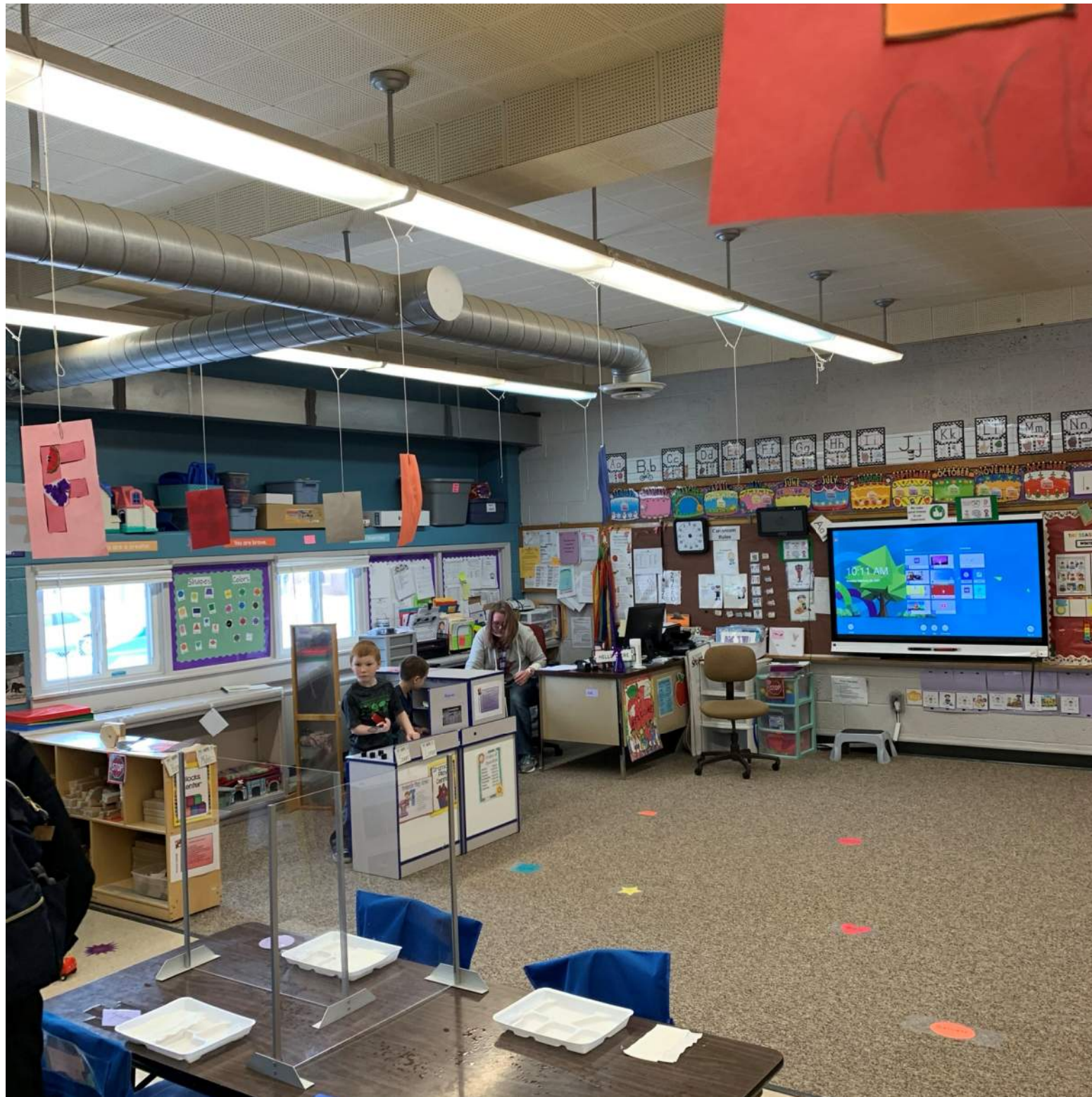


Existing vestibule can remain in place as new library entrance.
Could be rebuilt to incorporate after-hours book drop next to door.



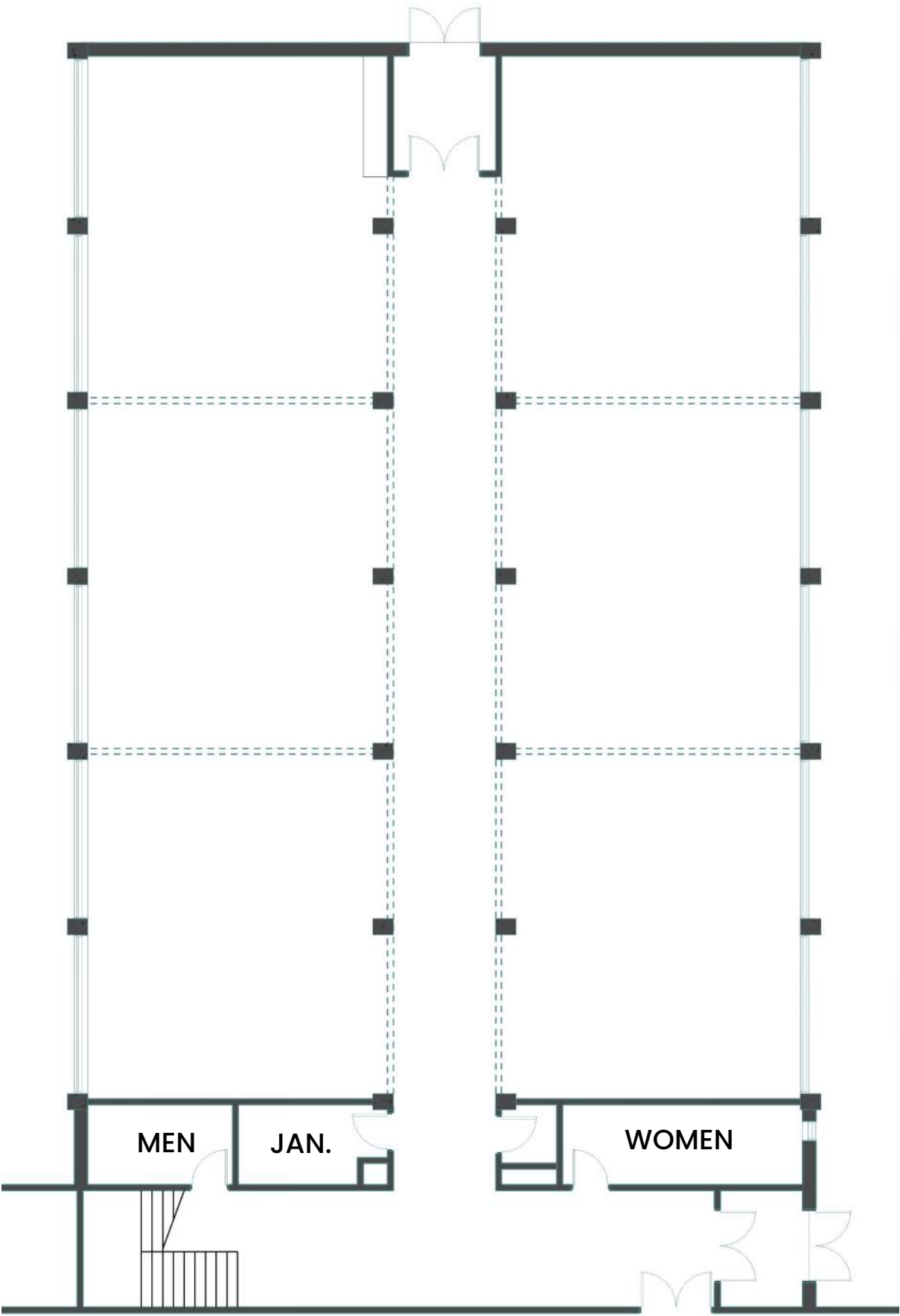
ADA upgrades needed in bathrooms.
May need to create 3 single-user rooms.

proposed improvements | interior



Remove existing outdated/unused light fixtures, ducts, mechanical equipment.
Replace flooring and ceiling materials.
New windows will allow more daylight to enter the space.

proposed library plan | existing plan



proposed library plan

